



**AINTREE
RACECOURSE
RETAIL & BUSINESS PARK**
LIVERPOOL L9 5AL

**BUSINESS
UNITS
& OFFICES
TO LET**



- A well-established business, retail, trade counter and industrial destination
- One mile to the M57/M58 (Switch Island)
- Close proximity to Port of Liverpool and Manchester/Liverpool airports



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DEVELOPMENT OVERVIEW
AERIAL
LOCATION
MASTERPLAN & AVAILABILITY
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**DEVELOPMENT
OVERVIEW**

Aintree Racecourse Retail and Business Park is a major, mixed-use development located within a short drive of Liverpool city centre and Switch Island with M57 and M58 motorway connections.

Its modern-style, high quality business units benefit from:

- Competitive rental and incentive packages
- Flexible and adaptable warehouse space to suit a variety of end user requirements
- 4 to 6.5 metre eaves height
- Large roller shutter access for HGV deliveries
- Office space with kitchenette and toilet provision
- 3-phase electricity supply, water and gas being connected
- Electric roller shutters to all office entrances
- 24-hour manned security, 365 days a year, with CCTV coverage





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LIVERPOOL CITY CENTRE

RIVER MERSEY

AINTREE RACECOURSE
 RETAIL & BUSINESS PARK

AINTREE RACECOURSE

AINTREE RAILWAY STATION

AINTREE SHOPPING PARK

SWITCH ISLAND
 RETAIL & LEISURE
 PARK

A59
 ORMSKIRK ROAD

A5063

ASDA

SWITCH ISLAND

TO M57
 MOTORWAY ↓



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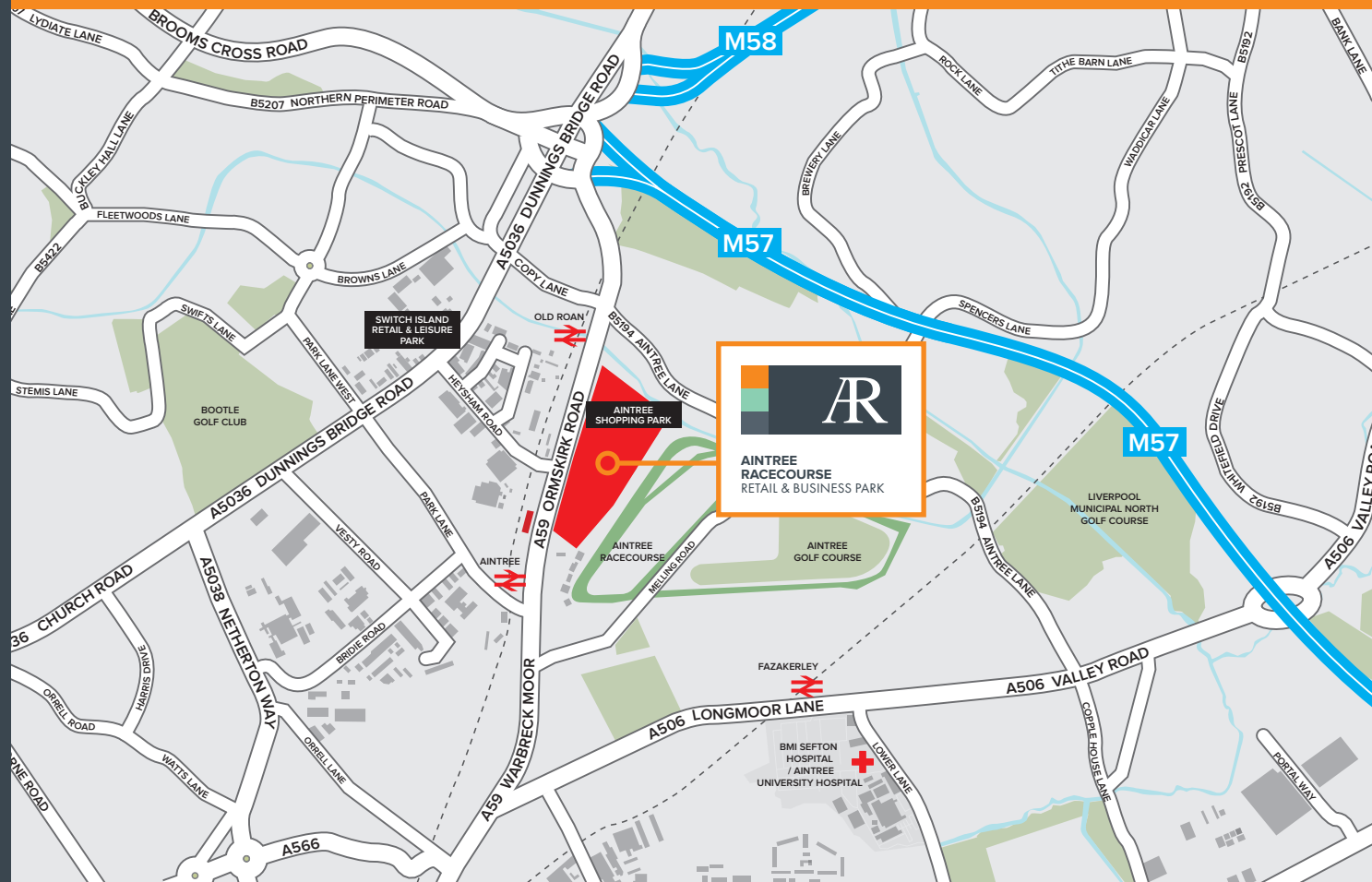
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LOCATION

The mixed-use development is ideally located on Ormskirk Road (A59), which benefits from:

- Excellent public transport network
- Two Merseyrail stations (Aintree and Old Roan) within a half mile
- Being approximately 13 miles from Liverpool John Lennon Airport
- Approximately 7 miles from Liverpool city centre and Ports of Liverpool
- Less than a mile from Switch Island providing links to the M57/M58 motorways

SATNAV: L9 5AL





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AVAILABILITY

BUSINESS UNITS

- AVAILABLE UNIT
- OCCUPIED UNIT
- OFFICE COMPLEX

RETAIL

- AINTREE RACECOURSE RETAIL PARK - FULLY LET





BUSINESS UNIT TO LET **UNIT 3B** 5,360 SQ FT 421 SQ M

Unit 3B is a self-contained business unit with a large forecourt and with provision of car parking spaces to the front of the building for loading and unloading.

In an established business park/trade counter environment, the unit also benefits from:

- Rent: £42,880 pa + VAT
- Service charge: £0.81 psf
- Eaves height of 13'1" (4m)
- Large roller shutter loading door access
- Private office space with kitchenette and toilet provision
- 3-phase electricity supply, water and gas being connected



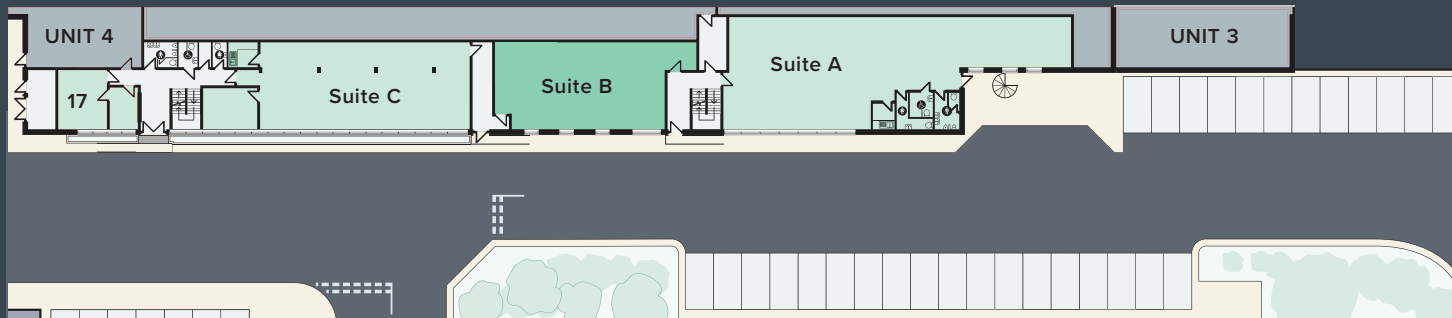


OFFICE AVAILABILITY

CURRENT AVAILABILITY	ACCOMMODATION		RENT PA	SERVICE CHARGE PSF	PARKING & YARD	IMMEDIATELY AVAILABLE	ALL INCLUSIVE
	SQ FT	SQ M					
AINTREE BUILDING: MANAGED OFFICE SUITES							
Suite B	1,291	120	£15,500	£5.95	✓ & X	✓	X

AINTREE BUILDING OFFICES

Ground Floor Office Plan



First Floor Office Plan



SPECIFICATION

Aintree Building provides a professional environment within a well managed building on a secure business park location.

Offices are fully refurbished and, as your company grows, further space can be obtained within the building to satisfy expansion requirements.

- Suites 1-17 are managed offices, suitable for your first move into office accommodation
- Suites A-D are offered on traditional lease terms
- Communal kitchenette
- Allocated car parking spaces are available to the front of the building



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BUSINESS UNITS

Each Business Unit's Rental Price – itemised as an annual payment sum in the Current Availability table – is given exclusive of VAT, Rates and Service Charge.

A Service Charge – as itemised in £s per sq ft for each Business Unit in the Current Availability table – will be levied to recover costs of site security and CCTV camera system, maintenance of external landscaped areas, car parks, service yards, access roads, estate signage, etc as defined under the Service Charge Recovery provisions of the lease.

Business Units are offered by way of Full Repairing and Insuring Lease; length of term is to be determined by agreement. Generous incentives may be available, subject to length of lease and covenant strength. For the latest information regarding Rateable Values, please contact Sefton Borough Council or, alternatively visit: www.vo.gov.uk



OFFICE SUITES

The Rental Price per annum – itemised in the Current Availability table – for Managed Office Suites 1-17 is given exclusive of VAT and includes Electricity, Building Insurance and Service Charge. Licence Agreements are available for 12-month periods.

Office Suites A-D are offered on Traditional Lease terms, for intervals of 12 months and above, with Building Insurance, Services and Utilities all charged separately. A schedule outlining combined office suite rental level options is available upon application.

All of the floor plans shown are not to scale and are to be used for identification purposes only.



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